

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, April 11, 2005

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members: Chatterjee, Raser, Senhauser, Spraul-Schmidt and Sullebarger present. Absent: Bloomfield, Kirk, Kreider, and Wallace.

MINUTES

The Board unanimously approved the minutes of the Monday, March 14, 2005 meeting (motion by Spraul-Schmidt, second by Sullebarger).

CERTIFICATE OF APPROPRIATENESS, 132 MULBERRY STREET, OVER-THE-RHINE, HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on a Certificate of Appropriateness to construct a single-family house at 132 Mulberry Street. On October 6, 2003, the Historic Conservation Board (HCB) approved a proposal to subdivide the property at 126-134 Mulberry Street in to five parcels. The property 132 Mulberry Street is the last of the five houses to be submitted for Board review and is similar to the others previously approved.

In response to Ms. Spraul-Schmidt, Mr. Honerlaw of Vineyard Homes stated that the cultured stone veneer is a limestone buff.

BOARD ACTION

The Board voted unanimously (motion by Raser, second Sullebarger) to take the followings actions:

1. Approve a Certificate of Appropriateness for the design of a single-family house at 132 Mulberry Street with the condition that the front steps and railings are metal and the exterior lights are not a coach style light.
2. Find that the design is acceptable and thereby meets the condition of the zoning variance approval dated October 6, 2003.
3. Any revisions and final plans including the final exterior lighting selection be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.

CERTIFICATE OF APPROPRIATENESS FOR 217-219 ORCHARD STREET, OVER-THE-RHINE, HISTORIC DISTRICT

Staff member Adrienne Cowden presented a staff report on 217-219 Orchard Street, a contributing resource in the Over-the-Rhine Historic District. The owner Michael A. Uhlenhake is requesting a Certificate of Appropriateness to build a new rear addition with a two-car garage and deck.

Staff believes the proposed garage meets the guidelines for new construction. Although the addition will be close to the rear property line, no zoning variance is required in the CC-P (Community Commercial Pedestrian) district. Mr. Senhauser commented that the narrow alley and short turning radius will make it difficult to enter the garage and that a 9'-0" door may be required. Ms. Sullebarger felt that a more conventional deck railing would be better than the solid wall proposed. Mr. Senhauser suggested that the panel expansion joints might be aligned with the heads of the garage and side doors.

Susan Sizer who owns property at 225 Orchard Street asked whether an easement would be needed. Mr. Senhauser responded that such legal issues could not be addressed by the Historic Conservation Board.

BOARD ACTION

The Board voted unanimously (motion by Raser, second Chatterjee) to take the followings actions:

Find that the proposed garage meets the Over-the-Rhine Historic Conservation Guidelines and Approve a Certificate of Appropriateness for its construction with the condition that final drawings and specifications be submitted to the Urban Conservator for review and approval prior to construction.

CERTIFICATE OF APPROPRIATENESS AND ZONING VARIANCE, FOR 1729-1731 VINE STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness and Zoning Variance to install a new metal picket fence on the rear of 1729-1731 Vine Street.

The applicant Mr. Rob Fritzsich, AMS, Inc was present to answer questions from the Board. He said the new fence will replace a previous 6'-0" high wood privacy fence, but that an 8'-0" fence is required for security. Because the proposed fence exceeds the 6'-0" height limits for the CC-P district, a Zoning Variance is required. The new fence will be painted black and have ½" solid, square pickets, 2 ½" square posts with ornamental ball caps, and a top/bottom rail. Mr. Senhauser said he was concerned that a ½" pickets on an 8'-0" fence will appear too thin.

BOARD ACTION

The Board voted unanimously (motion Chatterjee, second Raser) to take the following actions:

1. Approve a Certificate of Appropriateness for the proposed new fence.
2. Approve the necessary Zoning Variance to permit the proposed 8'-0" tall fence finding that such relief from the literal implication of the Cincinnati Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and
 - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

CERTIFICATE OF APPROPRIATENESS, HILLSIDE REVIEW AND ZONING VARIANCE FOR 508-518 DANDRIDGE STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented a report for a Certificate of Appropriateness and a Zoning Variance to construct six new single-family townhouses. The Board conducted a preliminary design review of this project in August 2003. At that time, the Board expressed concern regarding the multitude of materials and the wood decks and suggested that the foundation be constructed of rusticated stone or block. The final design incorporates the Board's suggestions.

Mr. Tom Redlin, architect/applicant was present to answer questions from the Board. Mr. Redlin stated that the curved balconies on the front elevation are now square and the upper bays that overhung the entryways have been extended down to grade to incorporate the entry door. Mr. Raser was concerned about a safety issue with the dark corners of the proposed projections.

Mr. Redlin explained that the footprints of the three westernmost units are deeper to allow flexibility on the interior. Mr. Senhauser pointed out that the color of the brick base should be the same on all units.

The property is located within the RM 1.2 Residential Multi-Family zoning district which requires a front yard setback of 20 feet. Since the new townhouses will be setback only 7'-0", a zoning variance is required.

BOARD ACTION

The Board voted unanimously (motion Spraul-Schmidt, second Chatterjee) to take the following actions:

1. Grant a zoning variance from Section 1405-07 Development Regulations of the Zoning Code to allow a variance of 13'-0" from the front yard setback requirement finding that such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and
 - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
2. Approve a Certificate of Appropriateness for the construction of six new single-family townhouses at 508-518 Dandridge Street in the Pendleton community as per plans approved dated 3-23-05 with the condition that final plans be approved by the Urban Conservator.

**PRELIMINARY DESIGN REVIEW SPRING & PENDLETON RESIDENTIAL
DEVELOPMENT, OVER-THE-RHINE HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a report on a Preliminary Design Review for Spring Street and Pendleton Avenue. The Board first reviewed this proposal on August 21, 2000 as part of an overall plan that included the six townhouses on Dandridge Street. Since that time, the project has been divided and the design modified. As proposed, the Spring Street houses will require Zoning Variances for height and front yard setback; those on Pendleton Street will require variances for front yard setbacks. .

The architect Mr. Gossman of Kinzelman Kline Gossman was present to present the project and answer questions from the Board.

The site plan has been modified to include the construction of a new street connecting Spring Street, Ray Alley and Pendleton Street. Mr. Raser stated that in his opinion, the new street and widening of the alley is an improvement by eliminating what had been dead ends.

The form and scale of the townhouses on Pendleton Avenue are not substantially changed from the original concept; however, the plan now calls for the demolition of the three buildings (at 1327, 1333, and 1335 Pendleton) that had previously been scheduled to be rehabilitated. Mr. Senhauser expressed concern for the demolition, especially since one building appeared to be occupied. He reminded the applicant that he would have to provide documentation on the condition of the three buildings and the viability of their rehabilitation to justify their demolition. This would be considered in the context of the total project.

Four new townhouses are proposed for Spring Street. Mr. Senhauser said the tripartite windows seemed oversized for a masonry building. Mr. Raser observed the inconsistency in window sills and caps and questioned the decorative brickwork atop the northernmost tower. Ms. Spraul-Schmidt commented that the Spring Street houses seemed too fussy, especially in comparison with the Pendleton Street units. Mr. Senhauser commented that the design of the townhouses on

Spring Street are more conservative than the more aggressive ones on Dandridge and that the units on Spring Street are more derivative than the others. He said he understood the desire to bring variety to the projects, but suggested the simplicity and scale of the Dandridge and Pendleton house was more successful than those on Spring. Mr. Goosman stated that the Spring Street houses are more engaged with their neighbors and for marketing reasons needed to be more decorative and substantial

BOARD ACTION

No official Board action is required at this time.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____